

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS BYRON GOYNES, STEVEN EVANS, GLENN TROWBRIDGE, LEO DAVENPORT, DAVID STEINMAN AND SAM DUNNAM

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., FLINN FAGG – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, RICK SCHROEDER – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, VICKY DARLING – CITY CLERK'S OFFICE

DOUG RANKIN, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance. Letters are on file for each of the requests.

Item 17 [GPA-8892]	Abeyance to 10/20/2005 Planning Commission Meeting
Item 18 [ZON-8893]	Abeyance to 10/20/2005 Planning Commission Meeting
Item 19 [SUP-8895]	Abeyance to 10/20/2005 Planning Commission Meeting
Item 20 [SUP-8897]	Abeyance to 10/20/2005 Planning Commission Meeting
Item 21 [SDR-8894]	Abeyance to 10/20/2005 Planning Commission Meeting
Item 22 [VAC-8898]	Abeyance to 10/20/2005 Planning Commission Meeting
Item 27 [SUP-7649]	Abeyance to 10/20/2005 Planning Commission Meeting
Item 28 [SDR-7647]	Abeyance to 10/20/2005 Planning Commission Meeting
Item 33 [RQR-8789]	Abeyance to 10/20/2005 Planning Commission Meeting

MR. RANKIN also indicated that staff requested the following item be held in abeyance.

Item 36 [TXT-8759] Abeyance to 11/03/2005 Planning Commission Meeting

Given the number of items already scheduled for the October 20, 2005 Planning Commission meeting, COMMISSIONER DAVENPORT suggested holding all of the aforementioned items to the November 3, 2005 Planning Commission meeting. MARGO WHEELER, Director of Planning and Development, responded that staff would prefer holding the review requested by the City for Item 33 for only two weeks.

BOB GRONAUER, Attorney, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Wall Street Development, Items 17 – 22. He explained that the approval letter from the Federal Aviation Agency (FAA) was recently received. The applicant would like to revise the height of the proposed structure and come back in two weeks. In addition, the City will be reviewing the Streets and Highways Plan for the subject area regarding the realignment of Western Avenue and Grand Central Parkway, which will be included in this application. He added that the neighbors supported the two-week abeyance request. Should the Commission not support the two-week abeyance, ATTORNEY GRONAUER indicated his applicant would prefer the items be discussed at this meeting.

COMMISSIONER EVANS expressed concern that if Items 17 – 22 were heard at this meeting individuals who would have been present would be deprived of their opportunity to speak. COMMISSIONER DAVENPORT clarified for COMMISSIONER STEINMAN that the set date provided to the Commissioners is not a staff recommendation, but the applicant's recommendation. Based upon staff's position, COMMISSIONER STEINMAN supported the two-week abeyance request.

GOYNES – Motion to HOLD IN ABEYANCE Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting; and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting – Motion carried with DAVENPORT and DUNNAM voting NO

NOTE: An initial motion by DAVENPORT to HOLD IN ABEYANCE Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting and Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting failed with TRUESDELL, GOYNES, EVANS, STEINMAN and TROWBRIDGE voting NO

(6:02 – 6:11)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

CHAIRMAN TRUESELLE noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-8896 - TENTATIVE MAP - HOLLY/FERRELL - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: HOLLY FERRELL, LLC - Request for a Tentative Map FOR A 74 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 6.9 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN 139-20-401-008 and 139-20-401-012 thru -014); R-PD11 (Residential Planned Development- 11 Units per Acre, Ward 5 (Weekly).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Item 1 [TMP-8896] and Item 2 [EOT-8826] subject to conditions – UNANIMOUS

This is Final Action

MINUTES:

There was no discussion.

(6:11 – 6:12)
1-346

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-6727) and Rezoning (ZON-6726).

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 1 – TMP-8896

CONDITIONS – Continued:

3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. Prior to the sale of any lots or units, the developer is required to adopt on behalf of the common interest community association and all members thereof, and record as a covenant on all applicable parcels, a plan for the maintenance of all infrastructure improvements. Surety shall be provided for this condition through the off-site improvement bond, any part of which shall not be released until this condition as been satisfied, as reviewed and approved by the Field Operations Department. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to the common interest community, an individual property owner, or the City of Las Vegas, along with the proposed level of maintenance for privately maintained components. The agreement must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels concurrent with the recordation of the Covenants, Conditions and Restrictions for the subdivision.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. In accordance with Condition of Approval No. 5 of Rezoning Classification ZON-6726 provide a public sewer stub to Assessor's Parcel No. 139-20-411-015 at the west end of either Amethyst Glen Way or the south edge of Goodwill Street.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-6726, Site Development Plan Review SDR-6727 and all other applicable site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 1 – TMP-8896

CONDITIONS – Continued:

No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

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DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

EOT-8826 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: CORVIALE, LLC - Request for an Extension of Time of an approved Variance (VAR-4804) TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 11,500 FEET IS REQUIRED FOR A 16-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.92 acres at 1700 South Buffalo Drive (APNs 163-03-201-003, 004 and 005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 1 (Tarkanian).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED Item 1 [TMP-8896] and Item 2 [EOT-8826] subject to conditions – **UNANIMOUS**

To be heard by the City Council on 11/02/2005

MINUTES:

There was no discussion.

(6:11 – 6:12)

1-346

CONDITIONS:

Planning and Development

1. This Extension of Time will expire on 08/26/06 unless the Variance is exercised or another Extension of Time is approved by the Planning Commission.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 2 – EOT-8826

CONDITIONS – Continued:

2. Conformance to all conditions of approval for Variance VAR-4804 as required by the Planning and Development Department, except as amended herein.

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DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-8755 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: B & B ASSET MANAGEMENT, LLC - Petition to Vacate a 30-foot wide public utility easement generally located at the northwest corner of Harris Avenue and Lamb Boulevard, Ward 3 (Reese).

SET DATE: 10/19/05 C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and deleting Conditions 1 and 5 –
UNANIMOUS

To be heard by the City Council on 11/02/2005

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, stated that this item was requested to be pulled from One Motion One Vote, as Public Works had some changes to the conditions. Staff recommended approval.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 3 – VAC-8755

MINUTES – Continued:

GINA VENGLASS, Public Works, stated that the applicant met with the Flood Control Division and agreed to delete Condition 1. In addition, Condition 5 would need to be deleted, as it is a duplicate condition.

JORDAN PRIMACK, Applicant/Owner-B&B Asset Management, LLC, 871 Coronado Center Drive, Suite 100, Henderson, confirmed for CHAIRMAN TRUESDELL that it was his request to delete Condition 1.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:12 – 6:15)

1-380

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Rezoning Application ZON-6192 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 3 – VAC-8755

CONDITIONS – Continued:

4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public street light and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

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PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - MOD-8637 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA ALEXANDER, LLC - Request for a Major Modification to the Lone Mountain West Master Development Plan TO AMEND THE FOLLOWING: AMEND SECTION 2.3.4 "MEDIUM-LOW DENSITY RESIDENTIAL" TO ALLOW THREE-STORY DWELLINGS; AMEND TABLES 2, 3 AND 4 TO REFLECT PROPOSED CHANGES IN LAND USE DESIGNATIONS; AND TO CHANGE THE LAND USE DESIGNATION FROM: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL); on 30.0 acres adjacent to the southwest corner of Alexander Road the I-215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (UNDEVELOPED) ZONE [MFM (MULTI-FAMILY MEDIUM - LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION)] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) ZONE [ML (MEDIUM-LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION)], Ward 4 (Brown).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Astoria briefing packet with photos and renderings

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/02/2005

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 4 – MOD-8637

MOTION – Continued:

NOTE: Commissioner Steinman disclosed that he is a member of the Board of Directors of the Southern California Presbyterian Homes. He was not involved in the sale negotiations with the previous owner and the sale closed over six months ago. He felt there would be no conflict and would vote on these items.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 4 [MOD-8637], Item 5 [WVR-8638], Item 6 [VAR-8636], Item 7 [VAR-8962] and Item 8 [SDR-8635].

DOUG RANKIN, Planning and Development, gave a brief overview of the applications. He pointed out that the items were previously held in abeyance to renotify and add additional conditions. One addition was to amend the tables to allow three-story units in the Lone Mountain West Master Planned area. Staff does not support the three-story units as it was envisioned that two stories would be the maximum height within this neighborhood. In addition, staff does not support the Text Amendment to amend the tables to allow three stories in Medium Low (ML) designation.

Regarding the Modification from Medium Family (MFM) to Medium-Low Density Residential (ML), staff felt that the MFM designation was appropriate. This neighborhood abuts the 215 Freeway and was part of the overall Master Plan at a location where a higher density was envisioned to provide for apartment and condo living.

Regarding the Waiver request for street lengths, both Planning and Development and Public Works Departments concur that there is a concern for the long streets that do not terminate in either a cul-de-sac or an emergency crash gate. This would constitute a problem in making the turn around with vehicles, delivery trucks and/or trash pick ups.

MR. RANKIN pointed out that the header was incorrectly advertised, indicating Astoria Homes Advertising rather than Astoria Homes. In addition, the applicant is providing 96,881 square feet of open space and the notice read 95,028 square feet of open space. The item does not need to be renoticed, as the Variance is less intense than as advertised. Although the applicant did a good job utilizing the open space, staff felt it was still possible to provide the full amount of open space by reducing the intensity of the project.

Regarding the parking Variance, the applicant is proposing some single-car garages with single driveways, which creates a parking problem. Only one unimpeded vehicle is allowed. Staff recommended denial, but would recommend imposing a condition requiring no more than 50 percent of the development be permitted to have single car garages if the request is approved.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 4 – MOD-8637

MINUTES – Continued:

Regarding the Site Development Plan Review, there is a waiver from the Lone Mountain West Master Plan. This Plan allows setbacks only to be less than two feet or more than 10 feet. Anything in between would be too difficult to maintain or insufficient space. The applicant has requested a Waiver for a 3.5 foot setback. Staff recommended denial of the Site Development Plan Review, as the accompanying two Variances, Waiver and Modification to the Plan demonstrate the project is too much for the subject site.

BOB GRONAUER, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Prior to his detailed presentation, ATTORNEY GRONAUER confirmed for COMMISSIONER DUNNAM that JOEL LAUB is not associated with Astoria Alexander LLC. ATTORNEY GRONAUER continued by stating that Astoria Homes specializes in small lot home product similar to that already been approved in the Tapestry community located in Town Center. Similar variances and waivers were granted for the Tapestry community. ATTORNEY GRONAUER showed photos of the proposed development, the surrounding area and similar small lot products elsewhere.

One of the requests is to change the Land Use Plan in Lone Mountain West from Medium density (25 units per acre) to a Medium Low density for a single family home product. The applicant felt it is an appropriate transitional buffer, as it has been for Cornerstone, which is another Astoria Homes product to the south. Surrounding this site is a single family detached development to the west and higher density and multi family developments north of Alexander Road. One of the issues with the Lone Mountain West Master Plan is excessive high densities, replacing a lot of commercial zoning with residential and approved rezoning of other low density residential at higher densities.

Additionally, the existing Medium density category permits three story buildings on the subject site. Although the applicant wishes to retain the three-story building while reducing the zoning density. Further, two stories can be built to a height of 35 feet and the three-story structures proposed would be approximately 34 feet in height. The 90 foot grade separation difference and severe slope on the subject site would result in the residents not being significantly impacted, as the existing homes are significantly higher.

Regarding the open space Variance, the City has no code requirement for the amount of amenities. The proposed development is an amenity-filled park, including an oversized swimming pool, gazebos, shade tree structures, playground equipment and tot lots. He also showed photos depicting the amenities at the Tapestry and Cornerstone developments to demonstrate Astoria Homes' mindfulness of having an abundance of usable amenities.

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Planning and Development Department
Item 4 – MOD-8637

MINUTES – Continued:

Based on the grade, the proposed subdivision was designed with banana streets to help preserve the slope and maintain the views. Although there are five-foot rear yard setbacks, an additional five feet is lost between the homes due to a required five percent slope from the rear property wall to the retaining wall. If the subject site was on flat land, the open space requirement could be met with that additional five feet. There are also streets in excess of 150 feet. In lieu of cul-de-sacs, the applicant is providing several crash gates on the subject site.

ATTORNEY GRONAUER continued by commenting on the parking Variance and the proposed single car garages with single driveways. Rather than having the corner homes face out onto the street, their front elevations are turned throughout the subdivision. When driving along the street in any direction, you would get a more complete look. All corner lots will have single car garages; however, there may be other homebuyers that prefer them as well. The Code requires an 18-foot driveway length from the property line to the garage. The applicant is providing 23 feet, exceeding driveways typically approved in other subdivisions. The 39-foot street width allow for parking on both sides of the street. Although it appears the Variance is to reduce required parking, there is sufficient parking that cannot be counted pursuant to the Code.

Regarding the Site Development Plan Review, setbacks are usually are 2.5 feet or 10 feet. In the Lone Mountain West Master Plan, the majority of the developments already approved have three or five foot side yard setbacks. The applicant felt that a 3.5 setback would be more acceptable.

In closing, ATTORNEY GRONAUER emphasized that this small-lot development was aesthetically designed within the slope and other constraints of the property, rather than just stacking homes side by side in a straight line.

COMMISSIONER GOYNES questioned staff whether the City has ever followed up on other existing small-lot developments similar to that proposed. MR. RANKIN responded that staff has received comments from Republic Services and their inability to service areas where there is a dead end without a cul-de-sac. In addition, the Fire Department requires sprinkling of certain homes where a truck cannot safely enter/exit. Although no studies have been done relative to the parking, Comprehensive Planning and Current Planning staff is looking into this matter.

COMMISSIONER TROWBRIDGE referenced a letter of protest regarding density and pointed out that the site has already been approved for 25 units per acre, significantly higher than this 21-units per acre project proposed.. He also believed the slope of the terrain and the height of the property was insignificant. Although he was concerned with the Waiver request for open space,

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 4 – MOD-8637

MINUTES – Continued:

he was pleased with the applicant's efforts to mitigate with the amenities provided within the development. He appreciated the applicant's efforts in working with the Fire Department regarding safety issues; however, he expressed concern regarding Republic Services inability to use the crash gates. He also felt that individuals being forced to park on both sides of the streets would add to the difficulty for trucks entering and then having to back out.

ATTORNEY GRONAUER responded that Republic Services' problem is more with the smaller 20 and 24 foot wide stub streets. The company is now contacting developers regarding this issue. ATTORNEY GRONAUER suggested imposing a condition that the applicant work with Republic Services on street configuration to alleviate some of this concern,.

COMMISSIONER DUNNAM complimented the developer on the layout, reduced density and the amenities in the open space. However, he disliked the Waiver request for parking and the reduction of open space, especially along the west property line. He was also concerned with the proposed dead end streets after having spoken with the Fire Department regarding the issue. Given the close proximity of the homes, he preferred that every home within the general area be sprinkled and not just the ones on the long narrow streets.

Referring to the applicant's handout, MARGO WHEELER, Director of Planning and Development, commented on Tab 3, which depicted huge utility boxes placed by Nevada Power in many front yards. There have been numerous complaints by homeowners who purchased their lots and then find the utility box in their front yard. If the project is approved, staff would recommend an added condition requiring the developer to locate these utility boxes elsewhere pursuant to negotiation with Nevada Power. If adequate land is provided, the utility boxes could be relocated. ATTORNEY GRONAUER concurred with such a condition, indicating the applicant is already working with Nevada Power on the issue.

CHAIRMAN TRUESDELL commented on previous developments that have just flattened the land and complimented the developer on the design's compatibility with existing topography. He liked the density of the proposed development and commended Astoria Homes for the impressive programmable and detailed open space in the development to the south.

COMMISSIONER DAVENPORT confirmed with ATTORNEY GRONAUER that two-story homes are routinely 28 to 30 feet tall and the proposed three story homes would be 34 feet tall.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 4 – MOD-8637

MINUTES – Continued:

ATTORNEY GRONAUER clarified for COMMISSIONER EVANS that the homes along the stub streets and the three story homes would be sprinkled. The Commissioner was concerned about rapid fire spread without sprinkled homes throughout the development. The cost of the greater fire security and suppression was questioned. MS. WHEELER responded that the Fire Department's preference is to have all units sprinkled. CHAIRMAN TRUESDELL questioned maintenance of such sprinkling systems. RICK BARON, Astoria Homes, 10655 Park Run Drive, replied that Astoria Homes is a residential industry leader in working with the Fire Department. Sprinkler systems have been provided in other Astoria developments where not required by Code. The sprinkler system is one of the best methods for preventing fire from spreading from one home to home. The Fire Department has offered to demonstrate to residents how the system works and is maintained. The information is also provided in the CC&R's and the homeowner's manual. MR. BARON explained that the sprinklers are a wet system; they run through the master toilet to provide constant circulation.

COMMISSIONER STEINMAN noted that this site is a prime site for residential as almost each lot has an excellent view. He was pleased with the proposed number of units and felt the development was progressive without hindering surrounding development. The proposed development would reduce some of the vehicular traffic off Alexander Road. He wholeheartedly supported the project.

COMMISSIONER EVANS stated he would support the site plan; but suggested the many waivers, modifications and variances be addressed during the planning stages of the development. ATTORNEY GRONAUER apologized for any confusion and clarified the 3.5 side yard set back. MR. RANKIN added that this requirement is being revised only as to the Lone Mountain West.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 4 [MOD-8637], Item 5 [WVR-8638], Item 6 [VAR-8636], Item 7 [VAR-8962] and Item 8 [SDR-8635].

(6:15 – 7:09)

1-475

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 4 – MOD-8637

CONDITIONS:

Planning and Development

1. A Major Modification to the Lone Mountain West Master Development Plan to amend section 2.3.4 Medium-Low Density Residential to allow 3-story dwellings where 2 stories is the maximum allowed; and to amend tables 2, 3, and 4 to reflect the proposed changes in land use designations and to change the land use designation from: MFM (Multi-Family Medium Residential) to: ML (Medium-Low Density Residential) approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-8635) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. In accordance with the requirements of the Lone Mountain West Master Plan, contribute \$77,400.00 towards the development of “Park #2” within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.
5. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-8635 and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - WVR-8638 - WAIVER RELATED TO MOD-8637 - PUBLIC HEARING - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA ALEXANDER, LLC - Request for a Waiver of Title 18.12.130 TO ALLOW THREE PRIVATE DRIVES 180 FEET, 770 FEET AND 820 FEET IN LENGTH WHERE 150 FEET IS THE MAXIMUM LENGTH ALLOWED FOR A PROPOSED 371-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (Undeveloped) Zone [MFM (Multi-Family Medium Density Residential) - Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Astoria briefing packet with photos and renderings for Items 4 through 8, filed under Item 4

MOTION:

STEINMAN – APPROVED subject to conditions and adding the following condition:

- A letter from Republic Services must be submitted approving the circulation for trash trucks within the development.
- Motion carried with DUNNAM voting NO

To be heard by the City Council on 11/02/2005

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 5 – WVR-8638

MINUTES:

See Item 4 [MOD-8637] for all related discussion on Item 4 [MOD-8637], Item 5 [WVR-8638], Item 6 [VAR-8636], Item 7 [VAR-8962] and Item 8 [SDR-8635].

(6:15 – 7:09)

1-475

CONDITIONS:

Planning and Development

1. A Major Modification to the Lone Mountain West Master Development Plan to change the land use designation from: MFM (Multi-Family Medium Residential) to: M-L (Medium-Low Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-8635) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
5. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-8635, MOD-3074 and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-8636 - VARIANCE RELATED TO MOD-8637 AND WVR-8638 - PUBLIC HEARING - APPLICANT: ASTORIA HOMES ADVERTISING - OWNER: ASTORIA ALEXANDER, LLC - Request for a Variance TO ALLOW 95,028 SQUARE FEET OF OPEN SPACE WHERE 122,430 SQUARE FEET OF OPEN SPACE IS REQUIRED FOR A PROPOSED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 30.00 acres adjacent to the south of Alexander Road and east of the 215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (Undeveloped) Zone [MFM (Multi-Family Medium Density Residential) - Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation] , Ward 4 (Brown).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Astoria briefing packet with photos and renderings for Items 4 through 8, filed under Item 4

MOTION:

STEINMAN – APPROVED subject to conditions and adding the following condition:

- This Variance is subject to substantial conformance with the open space amenity plan submitted 10/6/2005.
- Motion carried with DUNNAM voting NO

To be heard by the City Council on 11/02/2005

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 6 – VAR-8636

MINUTES:

See Item 4 [MOD-8637] for all related discussion on Item 4 [MOD-8637], Item 5 [WVR-8638], Item 6 [VAR-8636], Item 7 [VAR-8962] and Item 8 [SDR-8635].

(6:15 – 7:09)

1-475

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-8635).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. The applicant shall contribute \$102,196 toward the City of Las Vegas Parks CIP Fund or provide the additional 25,549 square feet of open space necessary for this development.
4. One 24" box tree per single-family front yard is required.
5. The front yard shall be designed so that a minimum of 60% coverage is achieved within two years under normal growing conditions. This includes shrubs and vegetative ground covers. Plantings shall be a minimum of five-gallon size, adequately spaced to provide full screen after two years growth.
6. Appropriate rock mulch, such as decomposed granite, shale, etc., shall be used in shrub beds, and shall be of earth tone (non-white).
7. Landscaping shall be provided in front and side yards of corner lots.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-8962 - VARIANCE RELATED TO MOD-8637, WVR-8638 AND VAR-8636 - PUBLIC HEARING - APPLICANT: ASTORIA HOMES ADVERTISING - OWNER: ASTORIA ALEXANDER, LLC - Request for a Variance TO ALLOW 557 PARKING SPACES WHERE 742 PARKING SPACES ARE REQUIRED FOR A PROPOSED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 30.00 acres adjacent to the south of Alexander Road and east of the 215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (Undeveloped) Zone [MFM (Multi-Family Medium) - Lone Mountain West Special Land Use Designation]] under Resolution of Intent to PD (Planned Development) Zone [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation]] , Ward 4 (Brown).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Astoria briefing packet with photos and renderings for Items 4 through 8, filed under Item 4

MOTION:

STEINMAN – APPROVED subject to conditions – Motion carried with TROWBRIDGE and DUNNAM voting NO

To be heard by the City Council on 11/02/2005

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 7 – VAR-8962

MINUTES:

See Item 4 [MOD-8637] for all related discussion on Item 4 [MOD-8637], Item 5 [WVR-8638], Item 6 [VAR-8636], Item 7 [VAR-8962] and Item 8 [SDR-8635].

(6:15 – 7:09)

1-475

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-8635).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. No more than 50% of the development will have single car garages.
4. The development will contain no less than 557 parking spaces, which meet Title 19.10 parking standards.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-8635 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-8637, VAR-8636, VAR-8962 AND WVR-8638 - PUBLIC HEARING - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA ALEXANDER, LLC - Request for a Site Development Plan Review FOR A PROPOSED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT; AND A WAIVER OF SECTION 3.5.3 OF THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN TO ALLOW A 3.5 FOOT SETBACK WHERE A SETBACK OF LESS THAN TWO FEET OR MORE THAN TEN FEET IS REQUIRED on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (Undeveloped) Zone [MFM (Multi-Family Medium Density Residential) - Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation]] [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Astoria briefing packet with photos and renderings for Items 4 through 8, filed under Item 4

MOTION:

STEINMAN – APPROVED subject to conditions and amending the following conditions:

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050 and *shall* not be located within *any* required front yard.
15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.09. No single *or* adjacent wall face shall exceed eight feet *in height* without a four foot setback.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 8 – SDR-8635

MOTION – Continued:

To be heard by the City Council on 11/02/2005

MINUTES:

See Item 4 [MOD-8637] for all related discussion on Item 4 [MOD-8637], Item 5 [WVR-8638], Item 6 [VAR-8636], Item 7 [VAR-8962] and Item 8 [SDR-8635].

(6:15 – 7:09)

1-475

CONDITIONS:

Planning and Development

1. A Modification (MOD-8637) of the Lone Mountain West Master Plan from Multi-Family Medium Density Residential to Medium-Low Density Residential approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 9/20/05, except as amended by conditions herein.
4. A Waiver from Section 3.5.3 of the Lone Mountain West Master Plan is hereby approved, to allow setbacks of 3.5 feet where setback of less than two feet or greater than ten feet are required and a Waiver of Title 18.12.130 to allow 820-foot, 770-foot and 180-foot length private drives where 150 feet is the maximum length allowed.
5. The standards for this development shall include the following: Minimum lot size of 1,855 square feet, minimum distance between buildings of seven feet, and building height shall not exceed two stories or 35 feet, whichever is less. Three story buildings in this development may be permitted with the approval of a modification to Lone Mountain West Master Plan standard 2.3.4 to allow three story buildings.
6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 3.5 feet on the corner side, and 5 feet in the rear.
7. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 8 – SDR-8635

CONDITIONS – Continued:

8. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.
12. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.
13. Air conditioning units shall not be mounted on rooftops.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
16. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 8 – SDR-8635

CONDITIONS – Continued:

18. All City Code requirements and design standards of all City departments must be satisfied. In accordance with the requirements of the Lone Mountain West Master Plan, contribute \$77,400.00 towards the development of “Park #2” within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.
19. The applicant shall contribute \$102,196 toward the City of Las Vegas Parks CIP Fund or provide the additional 25,549 square feet of open space necessary for this development.
20. One 24-inch box tree per single-family front yard is required.
21. The front yard shall be designed so that a minimum of 60% coverage is achieved within two years under normal growing conditions. This includes shrubs and vegetative ground covers. Plantings shall be a minimum of five-gallon size, adequately spaced to provide full screen after two years growth.
22. Appropriate rock mulch, such as decomposed granite, shale, etc., shall be used in shrub beds, and shall be of earth tone (non-white).
23. Landscaping shall be provided in front and side yards of corner lots.

Public Works

24. Dedicate 40 feet of right-of-way adjacent to this site for Alexander Road and the full cul-de-sac termination for Gilmore Avenue.
25. Construct half-street improvements on Alexander Road adjacent to this site concurrent with development of this site and the full cul-de-sac termination for Gilmore Avenue.
26. Submit a Petition of Vacation all existing rights-of-way in conflict with the proposed site plan. The Order of Vacation must be recorded prior to recordation of a Final Map for this site.
27. The Final Map for this site shall be labeled as a “Merger and Resubdivision”.
28. An update to the previously approved Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include a section

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 8 – SDR-8635

CONDITIONS – Continued:

addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

29. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
30. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
31. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 8 – SDR-8635

CONDITIONS – Continued:

32. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
33. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
34. Landscape and maintain all unimproved rights-of-way, if any, on Alexander Road adjacent to this site.
35. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Alexander Road public right-of-way adjacent to this site prior to occupancy of this site.
36. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-24-99, the Lone Mountain West Master Development Plan, MOD-8637 and all other applicable site-related actions.
37. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this site has been designed without knuckles in several locations.
38. Coordinate with the Clark County Department of Public Works to establish appropriate wall heights along the eastern and northeastern perimeter of this site in order to comply with noise mitigation requirements as set forth in the Beltway Noise Mitigation Study. Provide documentation to the City of Las Vegas Land Development Section of the Department of Public Works from Clark County that this condition has been satisfied prior to the submittal of any construction Drawings.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-8651 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER:
A. O. BONANZA HOLDINGS, LLC. - Request for a Variance TO ALLOW NO STEP BACK WHERE A 1:1 STEP BACK RATIO IS REQUIRED ABOVE 35 FEET on 2.87 acres adjacent to the northeast corner of Bonanza Road and Main Street (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008 and 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 11/02/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/02/2005

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [VAR-8651], Item 10 [SUP-8814] and Item 11 [SDR-8649].

MARIO SUAREZ, Planning and Development, stated the proposed project was previously held in abeyance when the applicant was not able to be present. He then gave an overview of the proposed mixed-use development for 296 residential units. The units vary in size from 810 square foot one-bedroom units to 1,596 square foot three-bedroom units with lofts, and 34,700 square feet of mall type retail space provided along the Main Street and Bonanza Road frontages. A parking structure located to the rear or east side of the development provides the necessary parking spaces for the entire development. The unique design allows for maximum flexibility of

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 9 – VAR-8651

MINUTES – Continued:

residential unit modular placement, interior courtyards have staggered balconies and off-set articulation with a cantilevered view through the mall on the street level, and building elements and systems meet or exceed the US Green Building Council's standards. The applicant is requesting setback waivers to permit the unique design and building articulation and staff recommended these Waivers be granted.

BILL CURRAN, Attorney, Curran & Perry, 300 S. 4th Street, appeared on behalf of the applicant. He referenced a previously approved project for the site that was not implemented. ATTORNEY CURRAN concurred with staff's summarization of this similar new project. The biggest design constraint are single-family homes across First Street. The proposed building steps back further from the street and the adjacent homes in order to soften the impact on that neighborhood. ATTORNEY CURRAN concluded by stating that the proposed innovative infill project will enhance the neighborhood.

LILLIAN ISQUITH, 108 Verdy Lane, resides directly across the street from the proposed development. She is very excited about the project and commended the applicant for working with the residents during the process. A resident who has been upset with the City has decided to disapprove of any development on this site or throughout the City. This is unfair as those she has spoken to are all in favor of the proposed development.

COMMISSIONER GOYNES confirmed with ATTORNEY CURRAN that the ground level parking is designed for those utilizing the retail and two subterranean levels of parking are for the residents above the retail. It was important that the parking component be adequate and 733 parking spaces are provided where the requirement is only 622 spaces.

COMMISSIONER EVANS was pleased with the previous project, as well as the proposed one. He complimented the applicant on the illustrations of the project.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [VAR-8651], Item 10 [SUP-8814] and Item 11 [SDR-8649].

(7:09 – 7:21)

1-2674

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 9 – VAR-8651

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Special Use Permit (SUP-8814) and a Site Development Plan Review (SDR-8649) by the City Council.
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-8814 - SPECIAL USE PERMIT RELATED TO VAR-8651 – PUBLIC HEARING - APPLICANT/OWNER: A. O. BONANZA HOLDINGS, LLC. - Request for a Special Use Permit FOR A PROPOSED MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT adjacent to the northeast corner of Main Street and Bonanza Road (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008, 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 11/02/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/02/2005

MINUTES:

See Item 9 [VAR-8651] for all related discussion on Item 9 [VAR-8651], Item 10 [SUP-8814] and Item 11 [SDR-8649].

(7:09 – 7:21)

1-2674

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 10 – SUP-8814

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Mixed-Use development.
2. Approval of and conformance to the Conditions of Approval for a Variance (VAR-8651) and a Site Development Plan Review (SDR-8649).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City.
4. All City code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-8649 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-8651 AND SUP-8814 - PUBLIC HEARING - APPLICANT/OWNER: A. O. BONANZA HOLDING, LLC. - Request for a Site Development Plan Review FOR A MIXED-USE DEVELOPMENT WITH 296 RESIDENTIAL UNITS AND 34,700 SQUARE FEET OF COMMERCIAL SPACE AND WAIVERS IN BUILDING PLACEMENT; STREET AND FOUNDATION LANDSCAPE STANDARDS; FRONT, CORNER SIDE, AND REAR YARD SETBACK REQUIREMENTS; AND TO ALLOW A 241-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 249-FEET FROM RESIDENTIAL PROPERTY IS REQUIRED on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008, 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 11/02/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/02/2005

MINUTES:

See Item 9 [VAR-8651] for all related discussion on Item 9 [VAR-8651], Item 10 [SUP-8814] and Item 11 [SDR-8649].

(7:09 – 7:21)

1-2674

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 11 – SDR-8649

CONDITIONS:

Planning and Development

1. A Special Use Permit (SUP-8814) for a Mixed-Use development and a Variance (VAR-8651) in the required step back ratio approved by the City Council.
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City.
3. All development shall be in conformance with the site plan and building elevations, date stamped 08/09/05, except as amended by conditions herein.
4. Waivers from Title 19.08.045 Commercial Development Standards is hereby approved for the following:
 - Waivers in the rear yard, front yard and corner side setback requirements to allow a 19-foot rear yard setback in lieu of 20 feet, a 12-foot front yard setback in lieu of 20 feet, and a seven-foot corner side yard setback in lieu of 15 feet. Waivers for the front yard and corner side yard setbacks shall only apply to balconies above the first floor.
 - A Waiver in the required street landscape planter width along Main Street to allow a six-foot planter width in lieu of 15 feet.
 - A Waiver in the required landscape island width of six feet between the building and sidewalks along the street arcade.
 - A Waiver of in the Residential Adjacency Standards in the setback from adjacent residential uses by reason of the Mixed-Use development containing a significant residential element.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 25% of the total landscaped area as turf.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City and shall be permanently maintained in a satisfactory manner.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 11 – SDR-8649

CONDITIONS – Continued:

9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform to the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. Lighting on the exterior of buildings shall be shielded and shall be downward directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. Prior to the submittal of a building permit, the applicant shall meet with staff of the Planning and Development Department to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City code requirements and design standards of all City departments must be satisfied.

Public Works

17. Dedicate an additional four feet of right-of-way adjacent to parcel 139-27-707-008 on Main Street adjacent to this site.
18. Construct all incomplete half-street improvements on Main Street, Bonanza Road, and First Street adjacent to this site. Additionally, Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
19. The Final Map for this site shall be labeled as a “Merger and Resubdivision.”

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 11 – SDR-8649

CONDITIONS – Continued:

20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
22. Site development to comply with all applicable conditions of approval for Z-46-02 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-6703 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: DECAR ENTERPRISES, LLC - Request for a Site Development Plan Review FOR A PROPOSED 24-STORY CONDOMINIUM HOTEL WITH ACCESSORY WEDDING CHAPEL AND RETAIL USES AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE AND STEPBACK STANDARDS on 0.62 acres at 1205 Las Vegas Boulevard South (APN 162-03-112-027), C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

95

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TROWBRIDGE – Motion to HOLD IN ABEYANCE – UNANIMOUS with TRUESDELL abstaining as he owns property within the Notification area

To be held in abeyance to the 11/17/2005 Planning Commission Meeting

MINUTES:

VICE CHAIRMAN GOYNES declared the Public Hearing open.

MARIO SUAREZ, Planning and Development, gave a brief overview of the application. The project is replacement of the existing motel and wedding chapel facilities with a new 24-story hotel building with a wedding chapel on the top floor. The ground floor of the building will include a lobby and retail uses associated with the hotel and wedding chapel facilities. Parking will occupy levels two through nine of the building. He added that a neighborhood meeting was held and some of the residents concerns included the height of the project, insufficient parking, traffic, privacy and the possibility of decreased property values.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 12 – SDR-6703

MINUTES – Continued:

The proposed development complies with most development standards of the Downtown Centennial Plan, except for the build-to line and the building setback requirement for which the applicant has sought Waivers. The parking to be provided exceeds that generally expected in the Downtown Centennial Plan area.

MARGO WHEELER, Director of Planning and Development, informed the Commission that 193 notices were mailed and 19 neighborhood associations were notified for the August 11th Planning Commission meeting, at which time the application was abeyed. Because of the abeyance, no new notices were mailed. Staff received 83 protests on this item.

MICHAEL McDONALD, Alpha Omega, 4908 Carman Street, appeared on behalf of the applicant. The applicant had made efforts to address all residents' concerns, although there remains an issue with the proposed height.

BOB BELLIS, 823 Park Paseo, President, John S. Park Neighborhood Association; CHRISTINA GIUNCHIGLIANI, Assemblywoman-District 9, 706 Bracken Avenue; MATT WRAY, 1110 5th Place; JONELL THOMAS, Vice President, John S. Park Neighborhood Association, 1509 S. 5th Place; ERIC LARSEN and ELIZABETH NACCARATO, 1226 S. 8th Street; KATE HAUSBECK, 1111 5th Place; JEANNE ASMUSSEN, 718 E. Park Paseo; MARY WARNER, 556 Barbara Way; EVELYN WINKELHORN, 1101 AND 1107 S. 5th Place; and VANDA CANAII, 1119 S. 6th Street, all voiced their opposition to the proposed hotel/condominium development which violates the spirit and letter of their Neighborhood Plan because of proposed height, incompatibility, absentee owners, shadows from the looming height, noise and light pollution as well as increased traffic and parking congestion. These Downtown residents value the revitalization of the downtown area and are enthusiastic about redevelopment projects that will contribute new services, amenities, businesses and full-time residents to their area.

MR. BELLIS was also discouraged that the applicant would not compromise on the height, the main concern of the neighbors. MR. LARSEN added that he was one of the residents who obtained signatures on a petition. All of the residents he had spoken with were in opposition to the proposed development. He added a concern that the project would set a precedent. MS. HAUSBECK added that her landscaping would be adversely impacted by shadowing and loss of sunlight. MS. CANAII pointed out that there is a sign on 6th Street prohibiting limousines and tour buses which is being ignored and no one is policing this situation.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 12 – SDR-6703

MINUTES – Continued:

MR. WRAY stated that there have also been complaints from residents residing further down from 5th Street to 10th Street. There is concern that the proposed project would set a precedent for this neighborhood. MS. THOMAS continued by stating that the subject development provides value solely to the property owner and their timeshare clients. She pointed out that there has not been a traffic study, and the residents firmly believe that the project will have an impact on traffic in the area.

Lastly, some felt this type of development was appropriate only along the west side of Las Vegas Boulevard. In addition, other projects in nearby areas are more appropriate, compatible and a benefit to the communities. With upcoming mixed use and urban developments, the residents do not want to lose its old style character.

COMMISSIONER GOYNES asked those in attendance to view the overhead, which depicted the subject development and other approved future developments.

MR. McDONALD appreciated the residents' commitment to their neighborhood. The subject area was once crime ridden because the Del Mar Motel, adult bookstores and convenience stores that had become a drug haven and a breeding ground for prostitution. He emphasized that the subject area is a redevelopment area where the goal is to revitalize and redevelop. It is difficult to achieve this goal when developers come up against a neighborhood that fights for their community, but the proposed development is a middle ground. He noted the City's commitment to the area with beautiful landscaping and wide streets. Las Vegas Boulevard is a highway maintained by Nevada Department of Transportation (NDOT) and the lifeline coming into Downtown. He also referenced an adjacent property owner who has fought hard to keep his business a success and has received publicity from the Jay Leno Show, MTV, VH1 and Best of Las Vegas. He emphasized that high rise developments are the vanguard along Las Vegas Boulevard and referenced other approved developments in the same area, some of which are taller.

MR. McDONALD concluded by stating a previous meeting was held with the residents but was not congenial, as both the developer and the residents are passionate about their desires. The developer is willing to work with the residents to alleviate some of their concerns, such as privacy, with design changes. However, the line being drawn by residents that the proposed development was appropriate only on the west side of Las Vegas Boulevard is unfair. In addition, replacing a nearby wedding chapel with the approved Viva Las Vegas tower will not solely clean up the subject area.

He stated that a shadow study was done on the proposed development and presented that study as requested by COMMISSIONER STEINMAN. In addition, the project will bring amenities to the neighborhood. The project is compatible with the neighborhood, especially in light of other

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 12 – SDR-6703

MINUTES – Continued:

Approved similar projects, including the Flatiron, the Ambling project and the SoHo Lofts project. Any construction project creates a certain noise level that cannot be avoided. Lastly, he referenced one of the most expensive high rise developments in Queensridge, which is taller and directly adjacent to the residents. Queensridge clearly proves that if you work with the residents, this type of development can be compatible and harmonious.

COMMISSIONER EVANS emphasized the issue is compatibility relative to the height. This development versus others is that it abuts a neighborhood, even though it is located on Las Vegas Boulevard. Some of these residents have been in this neighborhood for 50 years and it would not be fair to have this type of development lurking over their yards.

VICE CHAIRMAN GOYNES was concerned with the proposed height, specifically the 10th floor, and the impact the residents. RON DUCAR responded that this particular floor would be outdoor, as there is a pool on this floor. However, the applicant was open to suggestions as to redesign of the project.

COMMISSIONER TROWBRIDGE felt that the residents' concerns could be alleviated with a redesign, even though he already supported a portion of the application. He felt the eastern portion of the neighborhood was historic and needed to be protected. The western portion is zoned for commercial, which creates no opportunity for a buffer zone. He suggested approving the application with a condition stipulating no more than 13 stories.

After lengthy discussion regarding design changes to address the aforementioned issues and possible solutions, it was decided to hold the item in abeyance so that a revised site plan could be submitted to reflect revisions as outlined at this meeting.

VICE CHAIRMAN GOYNES declared the Public Hearing closed.

(7:21 – 8:44)

1-3218/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - MSP-8319 - MASTER SIGN PLAN - PUBLIC HEARING -
APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC - Request for a Master Sign Plan FOR A PROPOSED COMMERCIAL DEVELOPMENT at 1725 North Rainbow Boulevard (APN 138-22-803-001), C-1 (Limited Commercial) Zone, Ward 4 (Brown) Ward 6 (Ross).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – DENIED – Motion carried with DUNNAM voting NO

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, gave a brief overview of the application. He pointed out that the application was previously held in abeyance to allow the applicant time to work with staff and redesign the project. The applicant submitted a revised site plan removing one free standing sign and a banner. The new sign plan includes an additional 378 square foot non-illuminated wall sign and an additional 36 square foot tenant cabinet sign. The current submittal includes a total of 13 signs; a framed non-illuminated banner, free standing signs and several building mounted signs. Staff is concerned with two existing billboards and 13 proposed signs as not compatible or harmonious with similar developments in the area. The applicant is proposing too many signs; therefore, staff recommended denial.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 13 – MSP-8319

MINUTES – Continued:

CHAD SMITH, Las Vegas Athletic Club, 2655 S. Maryland Parkway, stated that the 108,000 square foot facility is the largest in this state. Other clubs around town charge as much as three times the monthly membership fee of \$19 to \$21 at the Las Vegas Athletic Club. Construction of the proposed club will be approximately \$21 million. The applicant must be aggressive in marketing. The sign companies and the architects have advised as to the maximum square footage allowed on the structure by code and that proposed is less than what is allowed. The applicant has to figure out ways to offset the additional cost of land in order to keep their price low. Additional retail has been added to the club, which necessitates adequate exposure for those retailers. Some signage has been modified to orient towards US95 to create a lifestyle image projected onto the structure. The image will vary, showing people hiking, swimming and other activities to motivate individuals to become active and participate in various lifestyles. Seasonal advertisements are proposed along with the marketing aspect.

COMMISSIONER STEINMAN referenced a competitor in Summerlin with some similarities. MR. SMITH added that this competitor is one whose rates are almost three times higher and their facility has parking approximately 200 parking spaces. The proposed facility will have 800 to 900 parking spaces. Because of different the economics, the applicant wanted to ensure everyone the opportunity to become involved. The Commissioner felt that the added signage was an attempt to promote Smoothie King and Tan Factory along the freeway. MR. SMITH explained that those are the retail tenants and the technique is consistent with other nearby retail centers with signage along the entire rear wall of the retail structure. Many of the retailers prefer exposure along the 95 Freeway. The subject facility has their main identifying sign to the left, retailers' identification signs in the middle, and the lifestyle image sign on the right. COMMISSIONER STEINMAN discussed with MR. SMITH sign visibility at 75 mph and reports from northwest residents who attest to having seen the signage. A sign consisting of the name of the business needs minimal visibility. The lifestyle image sign would be in a westerly direction

CHAIRMAN TRUESDELL felt that the proposed signage was not appropriate and should not be approved on the basis of the cost of land, size of the building or an attempt to keep membership fees down.

MR. SMITH repeated that Wal Mart Center on Rainbow Boulevard and Cheyenne Avenue has similar signage for various retailers within that shopping center. So this is an entire retail center and not just one company advertising all components within its store. To his knowledge, every developer located along a freeway has signage for all retailers. He was open to suggestions from the Commission. The Chairman referenced the Pavillion Center in Summerlin, where there is a Costco, Lowe's and several other retailers with signage reasonably placed along the freeway for these major retailers. The remaining small retailers within this shopping center do not have signage. This is similar to the District in Green Valley and the Meadows Mall, where every

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 13 – MSP-8319

MINUTES – Continued:

retailer does not have signage. He believed that the applicant deserved appropriate signage but the 13 signs proposed and a changeable reader board was excessive.

COMMISSIONER STEINMAN explained to MR. SMITH that the off-premise signs were actually billboards. The Chairman added that they are part of the overall Master Sign Plan. MR. SMITH rebutted that they were shown for identification purposes and are not part of the Master Sign Plan. An unsuccessful attempt was made to get rid of the billboards tied to JAMES B. McCALL for over six months. MR. SMITH urged that he not be penalized due to those existing easements. MR. RANKIN pointed out that the applicant is allowed up to 60 days to advertise with a banner. The Chairman stated that no one was penalizing MR. SMITH but the request is simply for too much signage with very little control.

MARGO WHEELER, Director of Planning and Development, informed COMMISSIONER EVANS that the signage along the frontage does not exceed the Code. The issue is with the types of signage and their location. COMMISSIONER EVANS expressed disbelief that 13 signs and a changeable reader board were acceptable and not excessive. This amount of signage was unattractive. CHAIRMAN TRUESDELL added that a Master Sign Plan allows the applicant to request a more than typical frontage sign. On the other hand, the Commission can deny the request if the signage is too much. MR. SMITH wanted the Commission to understand the signage is for more than one business. CHAIRMAN TRUESDELL stressed that he was on the Commission when it approved the Las Vegas Athletic Club facility. That application was not presented as a retail building with multiple retail outlets. MR. SMITH respectfully disagreed and stated the application submitted and approved as an athletic club included 15,000 square feet of retail along the exterior of the building. Each retailer has a business license and construction has begun. The Chairman concluded that excessive is a matter of opinion.

COMMISSIONER EVANS agreed that the proposed signage was excessive and supported staff's recommendation to deny the application.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:44 – 9:10)

2-2967/3-1

RECESSED: 9:10 – 9:19 P.M.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA-8883 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JAIME AND SYLVIA MARTINEZ - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.48 acres 175 feet west of Eastern Avenue on Ogden Avenue (APN 139-35-718-006,007 and 008), Ward 3 (Reese).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED – UNANIMOUS

To be heard by the City Council on 11/02/2005

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 14 [GPA-8883], Item 15 [ZON-8884] and Item 16 [SDR-8886].

DOUG RANKIN, Planning and Development, gave a brief summarization of the applications. He stated that the request is to amend a portion of the Southeast Sector Plan of the General Plan from Low Density Residential (L) to Office (O) for the purpose of converting existing residential property along the south side of Ogden Avenue to office uses. The parcel to the east is designated Office and a commercial development is across the street to the north. The site is accessible from Ogden Avenue, as is the neighboring office, the opposite commercial and the multi-family to the northwest.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 14 – GPA-8883

MINUTES – Continued:

Staff supported the amendment to the General Plan Amendment, as the Office designation will act as a buffer to the residential. Staff supported the Rezoning request, as it will also act as a buffer for the more intense use to the north. Regarding the Site Plan, the site will share parking internally. There is a landscaping waiver along the western perimeter, which staff could support as it will allow circulation through the site.

MERLIN HARDY, 494 Spanish View Lane, Las Vegas, appeared on behalf of the applicant. He stated that there are upscale elevations on the entries. Conversion of the three homes to Office use would better service the area. MR. HARDY concurred with staff's original conditions. MR. RANKIN clarified for MR. HARDY that revised conditions in addition to the original standard conditions that were part of the zoning and site plan application. MR. HARDY concurred with all conditions after review of the proposed revised conditions.

MARGO WHEELER, Director of Planning and Development, recommended a condition be imposed requiring the applicant to file a reversionary map with the County because the applications involve three separate parcels. Doing so will result in the building being built on a single parcel and not over property lines.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 14 [GPA-8883], Item 15 [ZON-8884] and Item 16 [SDR-8886].

(9:19 – 9:26)

3-319

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-8884 – REZONING RELATED TO GPA-8883 - PUBLIC HEARING - APPLICANT/OWNER: JAIME AND SYLVIA MARTINEZ - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) TO: P-R (Professional Office and Parking) on 0.48 acres 175 feet west of Eastern Avenue on Ogden Avenue (APN 139-35-718-006,007 and 008), Ward 3 (Reese).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/02/2005

MINUTES:

See Item 14 [GPA-8883] for all related discussion on Item 14 [GPA-8883], Item 15 [ZON-8884] and Item 16 [SDR-8886].

(9:19 – 9:26)

3-319

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-8883) to an O (Office) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 15 – ZON-8884

CONDITIONS – Continued:

3. A Site Development Plan Review (SDR-8886) application for an office development approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-8886 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-8883 AND ZON-8884 - PUBLIC HEARING - APPLICANT/OWNER: JAIME AND SYLVIA MARTINEZ - Request FOR A PROPOSED 3,038 SQUARE FOOT OFFICE COMPLEX AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENT on 0.48 acres 175 feet west of Eastern Avenue on Ogden Avenue (APN 139-35-718-006,007 and 008), Ward 3 (Reese).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions and adding the following condition:

- The applicant shall submit a Reversionary Map.
- UNANIMOUS

To be heard by the City Council on 11/02/2005

MINUTES:

See Item 14 [GPA-8883] for all related discussion on Item 14 [GPA-8883], Item 15 [ZON-8884] and Item 16 [SDR-8886].

(9:19 – 9:26)

3-319

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 16 – SDR-8886

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-8883) to O(Office) and Rezoning (ZON-8884) to a P-R (Professional Office and Parking) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 08/23/05, except as amended by conditions herein.
4. A Waiver from the perimeter landscaping requirement is hereby approved, to allow the buffers as shown on the site plan.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 16 – SDR-8886

CONDITIONS – Continued:

11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Provide a copy of a recorded Joint Access Agreement between the various parcels/owners within this site prior to the issuance of any permits. These pad sites must always allow for the perpetual common access between the various parcels/owners.
16. This site shall provide and maintain the access to the existing public sewer line located on the south side of this site nor shall any structures be located within the easement.
17. Landscape and maintain all unimproved right-of-way, if any, on Ogden Avenue adjacent to this site.
18. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Ogden Avenue public right-of-way adjacent to this site prior to occupancy of this site.
19. Site development to comply with all applicable conditions of approval for ZON-8884 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

GPA-8892 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: LI/R (LIGHT INDUSTRIAL/RESEARCH) TO: GC (GENERAL COMMERCIAL) on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), Ward 1 (Tarkanian).

C.C. 11/02/05**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.**
City Council Meeting

0

APPROVALS RECEIVED BEFORE:**Planning Commission Mtg.**
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting; and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting – Motion carried with DAVENPORT and DUNNAM voting NO

NOTE: A motion by DAVENPORT to HOLD IN ABEYANCE Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting and Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting failed with TRUESDELL, GOYNES, EVANS, STEINMAN and TROWBRIDGE voting NO

MINUTES:

BOB GRONAUER, Attorney, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Wall Street Development, Items 17 – 22. He explained that the approval letter from the Federal Aviation Agency (FAA) was recently received. The applicant

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 17 – GPA-8892

MINUTES – Continued:

would like to revise the height of the proposed structure and come back in two weeks. In addition, the City will be reviewing the Streets and Highways Plan for the subject area regarding the realignment of Western Avenue and Grand Central Parkway, which will be included in this application. He added that the neighbors supported the two-week abeyance request. Should the Commission not support the two-week abeyance, ATTORNEY GRONAUER indicated his applicant would prefer the items be discussed at this meeting.

COMMISSIONER EVANS expressed concern that if Items 17 – 22 were heard at this meeting individuals who would have been present would be deprived of their opportunity to speak. COMMISSIONER DAVENPORT clarified for COMMISSIONER STEINMAN that the set date provided to the Commissioners is not a staff recommendation, but the applicant's recommendation. Based upon staff's position, COMMISSIONER STEINMAN supported the two-week abeyance request.

(6:02 – 6:11)

1-85

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-8893 - REZONING RELATED TO GPA-8892 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and - 002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), Ward 1 (Tarkanian).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting; and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting – Motion carried with DAVENPORT and DUNNAM voting NO

NOTE: A motion by DAVENPORT to HOLD IN ABEYANCE Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting and Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting failed with TRUESDELL, GOYNES, EVANS, STEINMAN and TROWBRIDGE voting NO

MINUTES:

See Item 17 [GPA-8892] for all related discussion on Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894] and Item 22 [VAC-8898].

(6:02 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

SUP-8895 - SPECIAL USE PERMIT RELATED TO GPA-8892 AND ZON-8893 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Request for a Special Use Permit FOR A 950 FOOT BUILDING IN THE AIRPORT OVERLAY ZONE adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).

C.C. 11/02/05**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.**
City Council Meeting

0

APPROVALS RECEIVED BEFORE:**Planning Commission Mtg.**
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting; and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting – Motion carried with DAVENPORT and DUNNAM voting NO

NOTE: A motion by DAVENPORT to HOLD IN ABEYANCE Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting and Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting failed with TRUESDELL, GOYNES, EVANS, STEINMAN and TROWBRIDGE voting NO

MINUTES:

See Item 17 [GPA-8892] for all related discussion on Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894] and Item 22 [VAC-8898].

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 19 – SUP-8895

MINUTES – Continued:

(6:02 – 6:11)

1-85

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-8897 - SPECIAL USE PERMIT RELATED TO GPA-8892, ZON-8893 AND SUP-8895- PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT at the southeast corner of Charleston Boulevard and Western Avenue, (APN 162-04-505-001 and 002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting; and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting – Motion carried with DAVENPORT and DUNNAM voting NO

NOTE: A motion by DAVENPORT to HOLD IN ABEYANCE Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting and Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting failed with TRUESDELL, GOYNES, EVANS, STEINMAN and TROWBRIDGE voting NO

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 20 – SUP-8897

MINUTES:

See Item 17 [GPA-8892] for all related discussion on Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894] and Item 22 [VAC-8898].

(6:02 – 6:11)

1-85

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-8894 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-8892, ZON-8893, AND SUP-8895 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 950 FOOT 73 STORY MIXED USE DEVELOPMENT CONTAINING 182,000 SQUARE FEET OF COMMERCIAL SPACE AND 3,020 RESIDENTIAL UNITS AND A WAIVER TO ALLOW A 70% LOT COVERAGE WHERE A 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015),M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting; and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting – Motion carried with DAVENPORT and DUNNAM voting NO

NOTE: A motion by DAVENPORT to HOLD IN ABEYANCE Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting and Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting failed with TRUESDELL, GOYNES, EVANS, STEINMAN and TROWBRIDGE voting NO

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 21 – SDR-8894

MINUTES:

See Item 17 [GPA-8892] for all related discussion on Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894] and Item 22 [VAC-8898].

(6:02 – 6:11)

1-85

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-8898 - VACATION RELATED TO GPA-8892, ZON-8893, SUP-8895, SUP-8897 AND SDR-8894 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST - Petition to Vacate Wall Street east of Western Avenue and a portion of the alley located east of Western Avenue and north of Wall Street, Ward 1 (Tarkanian).

SET DATE: 10/19/05 **C.C.** 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting; and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting – Motion carried with DAVENPORT and DUNNAM voting NO

NOTE: A motion by DAVENPORT to HOLD IN ABEYANCE Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting and Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting failed with TRUESDELL, GOYNES, EVANS, STEINMAN and TROWBRIDGE voting NO

MINUTES:

See Item 17 [GPA-8892] for all related discussion on Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894] and Item 22 [VAC-8898].

(6:02 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-8904 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: TRAN NHU THI - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [ML (MEDIUM-LOW) GENERAL PLAN DESIGNATION] TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 5.2 acres located on the northeast corner of Durango Drive and Via Olivero Avenue (APN 163-04-401-001), Ward 1 (Tarkanian).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/02/2005

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 23 [ZON-8904] and Item 24 [SDR-8902].

DOUG RANKIN, Planning and Development, stated that the request is for a conforming zone change to a R-PD 6. Staff recommended approval on the applications. MR. RANKIN pointed out one of staff's conditions requires the applicant to work with staff regarding the Nevada Power easements, which is where the open space is proposed. Nevada Power has restrictions as to what can go in an easement area. Staff and Nevada Power will be working with the applicant on amenities in the alignment, such as street furniture, walking paths and landscaping.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 23 – ZON-8904

MINUTES – Continued:

BOB GRONAUER, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, along with RUSSELL SKUSE, appeared on behalf of the applicant. ATTORNEY GRONAUER pointed out that in the Site Development Plan Review, the front setback requirement is 10 feet. However, the applicant is requesting five feet front setback and would like Condition 4 on Item 24 to be amended to reflect this request.

MR. RANKIN informed CHAIRMAN TRUESDELL that staff was aware that developments set their own setback requirements in R-PD districts. However, staff requested that the driveways be in conformance, less than five feet or greater than 18 feet so that the driveways do not stick out into the street. ATTORNEY GRONAUER concurred with staff's request. With the open space being in the right-of-way, the Chairman emphasized the importance of working with Nevada Power to ensure the open space is usable.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 23 [ZON-8904] and Item 24 [SDR-8902].

(9:26 – 9:31)

3-560

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-8902) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northeast corner of Durango Drive and Via Olivero Avenue and at the southeast corner of Durango Drive and O'Bannon Avenue.
4. Construct half-street improvements including appropriate overpaving on Via Olivero Avenue and O'Bannon Avenue adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 23 – ZON-8904

CONDITIONS – Continued:

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-8902 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-8904 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: TRAN NHU THI - Request for a Site Development Review FOR 31 RESIDENTIAL LOTS on 5.2 acres located on the northeast corner of Durango Drive and Via Olivero Avenue (APN 163-04-401-001) U (Undeveloped) Zone [ML (Medium-Low) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units per Acre)], Ward 1 (Tarkanian).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions and amending the following condition:

4. The setbacks for this development shall be a minimum of 5 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 3.5 feet on the corner side, and 120 feet in the rear. Building height shall not exceed two stories or 35 feet, whichever is less.

– UNANIMOUS

To be heard by the City Council on 11/02/2005

MINUTES:

See Item 23 [ZON-8904] for all related discussion on Item 23 [ZON-8904] and Item 24 [SDR-8902].

(9:26 – 9:31)

3-560

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 24 – SDR-8902

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-8904) to a R-PD6 (Residential Planned Development - 6 Units per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 09/12/05 and landscape plan date stamped 09/26/05, except as amended by conditions herein.
4. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 3.5 feet on the corner side, and 10 feet in the rear, and building height shall not exceed two stories or 35 feet, whichever is less.
5. A revised landscape plan shall be submitted prior to issuance of building permits. The revised landscape plan shall indicate planting within the Nevada Power Easement area adjacent to Durango Drive. A signed letter or stamped plan from Nevada Power shall also be included within the revised landscape plan, which indicates compliance with Nevada Power's plant list. If trees can be provided, one (1) 24-inch box deciduous or evergreen tree for every thirty (30) linear feet of planter plus one (1) additional 24- inch box tree shall be planted. If no trees can be provided, shrubs shall be located 15 feet on center and include four (4) shrubs, five (5) gallon in size where each tree should be provided. The revised site plan shall also reflect the correct Open Space requirement to be 22,360 square feet.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 24 – SDR-8902

CONDITIONS – Continued:

9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.
10. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.
11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Gated entry drives, if any, shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 24 – SDR-8902

CONDITIONS – Continued:

19. Private streets shall be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
20. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
21. Site development to comply with all applicable conditions of approval for ZON-8904 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-8809 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: MELISSA JAFFA-ABEYTA - Request for a Variance TO ALLOW A 41 FOOT FRONT SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED 834 SQUARE FOOT RESIDENTIAL ADDITION on 0.46 acres at 6140 West Gilmore Avenue (APN 138-11-511-028), R-E (Residence Estates) Zone, Ward 6 (Ross).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to condition – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARIO SUAREZ, Planning and Development, stated that the proposed request is to add a bathroom at the front of the existing home. Staff recommended denial, as the hardship for the proposed Variance is self-imposed. The property owner is able to make full use of his property without the Variance and a redesign of the proposal would allow conformance to Title 19 while still allowing for the desired addition.

LEONARD and MELISSA ABEYTA, 6140 Gilmore Avenue, were present. MRS. ABEYTA stated that the 1970 home was built with 1.5 bathrooms. Surrounding homes are larger and more consistent with today's environment of four to five bedrooms and three bathrooms. She added that a six foot addition would be allowed, but they need eight feet to allow for an architectural design compatible with the neighborhood.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 25 – VAR-8809

MINUTES – Continued:

DOUG RANKIN, Planning and Development, clarified the condition for MS. ABEYTA who then concurred.

COMMISSIONER STEINMAN referenced the applicant's letter indicating that other developments in the area, such as the Pines, have approximately 25-foot setbacks. MRS. ABEYTA pointed out that there is another home on Maverick Street and Gilmore Avenue that extends approximately 10 feet. The houses to the south were built at a different time and do not have these setbacks. The Commissioner pointed out that should the application be approved, the applicant's home will have a different look as a result of the proposed addition from the other homes.

Although she did not have letters of support, MRS. ABEYTA informed COMMISSIONER DAVENPORT that they had spoken with the adjacent neighbors, including the one behind their home, and those neighbors do not oppose the addition.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(9:31 – 9:35)

3-717

CONDITION:

Planning and Development

1. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-8900 - VARIANCE - PUBLIC HEARING - APPLICANT/ OWNER: RANDY L. MARX - Request for a Variance TO ALLOW A SIX FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM ALLOWED FOR A PROPOSED 3,812 SQUARE FOOT, 25 FOOT TALL RESIDENTIAL ADDITION on 0.29 acres at 6161 Candlewood Court (APN 138-23-714-012), R-1 (Single Family Residential) Zone, Ward 6 (Ross).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – DENIED – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARIO SUAREZ, Planning and Development, gave a brief overview of the application. He stated that the proposed addition for an oversized garage would allow parking for a Recreational Vehicle, but a redesign of the proposal would not limit the property owner's ability to adequately use the existing lot. Staff recommended denial as the applicant had created a self-imposed hardship by an addition that is too large to be accommodated on the existing lot within Title 19 standards.

RANDY and KELLY MARX, 6161 Candlewood Court, Applicant/Owner, were present. MRS. MARX noted the odd shape of the property located on a cul-de-sac and further confusion as they have two rear walls. Because of the confusion, they requested the Variance.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 26 – VAR-8900

MINUTES – Continued:

TOM WOJCIK, 1813 Hermitage Drive, stated that his property abuts the subject site. The proposed addition was in excess and not appropriate for the neighborhood. He has resided at his home for 18 years and has seen the property in question not maintained, with many Code violations. He felt the setback would be too close to his property and does not want a six foot wall as a view. MR. WOJCIK has spent a lot of time maintaining his backyard; however, the applicant's backyard looks like a hurricane hit it. He pointed out that if the applicant did not maintain his yard prior to the proposed addition, it was unlikely that he would maintain it with the addition. He concluded by showing photos of his backyard and how the proposed addition would impact his yard and invade his privacy. He recommended denial on the project.

JAMES KENYON, 1809 Hermitage Drive, resides directly behind the applicant's property. MR. KENYON showed photos of the applicant's property and backyard. There has been debris, as well as storage of installation and building materials constantly in their backyard. The applicant has already dug approximately a 20-foot section on adjacent to the wall abutting MR. KENYON'S 36,000-gallon swimming pool. He is concerned what structural impact the digging will have on his swimming pool. The applicant has a nice size property and could place the addition for the RV parking to the south.

KELLY DICARO, 1805 Hermitage Drive, agreed with the previous comments made by MR. WOJCIK and MR. KENYON. He added that the applicant has already excavated their adjoining wall and fractured his wall with the tractor. The applicant has made no attempts to neither apologize or repair the wall. The proposed square footage is not feasible within their neighborhood where the largest home is a two-story 2,400 square foot structure.

MR. MARX confirmed that he has had issues with several entities regarding property clean-up. The resolution is to provide RV storage for his equipment out of sight. He showed photos of 6156 Candlewood Avenue, directly across from his home. He explained the RV, trailers, four-wheelers and snowmobiles will be stored inside the structure. He needs storage space to clean up the area.

MR. MARX was informed by Building and Safety that due to the irregular shape of his property, he would have to maintain a 15 feet setback from both of the wall in his backyard. This particular area would not be conducive for storing three trailers, a motor home and a boat. VICE CHAIRMAN GOYNES responded that there was too much equipment on the property. There are other options, such as placing in storing the boat at the lake and utilizing a storage facility.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 26 – VAR-8900

MINUTES – Continued:

MRS. MARX summarized the conflict with MR. DICARO and his use of profanity regarding the removal of oleander bushes and some trees from her backyard. The wall was bumped and three bricks knocked off of the block wall. The plan is to install a retaining wall to maintain the existing wall, as their property is approximately four feet lower than the aforementioned abutting homes. MR. MARX stated that a civil engineer inspected the excavation and verified that the retaining wall would be acceptable in that location. However, he would need to take care of a permit issue.

COMMISSIONER EVANS replied that the issue is not with the retaining wall but the proposed square footage addition. He understood that the shape of the lot was irregular, but the square footage of the addition was excessive and does not meet the Code.

MR. MARX assured COMMISSIONER STEINMAN that he does not run a business out of his home, although he does work for E&E Fire Protection. He personally owns two white trailers. MR. MARX added that there is 32 feet of access between the wall and his patio, and the cemented driveway pulls all the way around. The Commissioner felt that this is the wrong place for that type of addition and supported staff's recommendation for denial.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:35 – 9:53)

3-863

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-7649 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BUDGET CAR & TRUCK RENTAL - OWNER: J&L PROPERTIES - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR, AND A WAIVER TO ALLOW THE OPENINGS OF THE SERVICE BAYS TO FACE PUBLIC RIGHTS-OF-WAY at 5650 West Sahara Avenue (APN 163-01-404-014 and 021), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

APPLICANT REQUESTS THIS ITEM HELD IN ABEYANCE TO THE 10/20/05 PC

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting; and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting – Motion carried with DAVENPORT and DUNNAM voting NO

NOTE: A motion by DAVENPORT to HOLD IN ABEYANCE Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting and Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting failed with TRUESDELL, GOYNES, EVANS, STEINMAN and TROWBRIDGE voting NO

MINUTES:

There was no discussion.

(6:02 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-7647 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-7649 - PUBLIC HEARING - APPLICANT: BUDGET CAR & TRUCK RENTAL - OWNER: J&L PROPERTIES - Request for a Site Development Plan Review FOR A PROPOSED 18,975 SQUARE FOOT AUTO REPAIR GARAGE, MINOR, ADDITION TO AN EXISTING MOTOR VEHICLE SALES BUILDING on 3.41 acres at 5650 West Sahara Avenue (APN 163-04-404-014 and 021), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

APPLICANT REQUESTS THIS ITEM HELD IN ABEYANCE TO THE 10/20/05 PC

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting; and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting – Motion carried with DAVENPORT and DUNNAM voting NO

NOTE: A motion by DAVENPORT to HOLD IN ABEYANCE Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting and Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting failed with TRUESDELL, GOYNES, EVANS, STEINMAN and TROWBRIDGE voting NO

MINUTES:

There was no discussion.

(6:02 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-8757 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SONIO'S CAFE & ROTISSERIE - OWNER: ZJ&R PROPERTIES, LLC - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR AND WAIVERS FROM THE 400 FOOT DISTANCE SEPARATION REQUIREMENTS FROM AN EXISTING CHURCH, SCHOOL AND CITY PARK at 3900 West Charleston Boulevard, Suite #120 (APN 139-31-801-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 11/02/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TROWBRIDGE – APPROVED subject to conditions and deleting Conditions 7, 8 and 9
 – Motion carried with TRUESDELL voting NO

To be heard by the City Council on 11/02/2005

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, stated that the request is for a Special Use Permit (SUP) for a restaurant service bar limited to beer and wine. A fire at the business and subsequent reconstruction prevented them from reopening within the required 180 days, causing that permit to expire and requiring this application. At the time of the previous permit, there were no distance separation requirements for that license. Since then such requirements have been instituted. Staff supported the request, as there is no direct access from the church, schools or the parks within the separation distance and there were no issues with the previous license.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 29 – SUP-8757

MINUTES – Continued:

KEVIN HANSON, 208 S. Jones Boulevard, appeared along with the applicant, YIORGO ARETOS. MR. HANSON stated that Sonio's has been at this location since 1993 and is affectionately known as having "the best clucking chicken in Las Vegas". After the fire and reconstruction, Sonio's reopened in November, 2004. The applicant's liquor license is current. MR. HANSON requested deletion of Conditions 7, 8 and 9, as they do not have a nexus to the proposed use.

MARGO WHEELER, Director of Planning and Development, clarified there was one protest received prior to this meeting.

JIM and SUSAN ZAGER, 3900 W. Charleston Boulevard, are owners of the subject complex. There are two churches within the complex, one of which registered their protest. There is a newer tenant next door to Sonio's who specializes in pediatric occupational therapy for children under 12 years of age. MR. ZAGER expressed concern with a service bar, given these other businesses. He and others do not object to having beer and wine served with patrons' lunch and dinner; however, they do object to individuals entering and exiting the premises immediately after purchasing beer and wine. MR. ZAGER explained that the lease was inherited when he purchased the center, but it was vague as to what all was allowed with the license.

DEPUTY CITY ATTORNEY BRYAN SCOTT defined for MR. ZAGER that a service bar allows alcoholic beverage drinks prepared and served only at tables within a restaurant and for consumption only in connection with a meal. Customers are not permitted to purchase alcoholic beverage drinks directly from the bar or for off-premise consumption. MR. ZAGER stated that if approved, he would suggestion a condition be imposed prohibiting the applicant from seeking to sell hard liquor. MS. WHEELER responded that the condition limits the applicant to beer and wine; however, any applicant has the right to seek a change if they wish to do so. MR. ZAGER added that his research discovered that that neither the school nor the park were notified of the application. He felt that the information was somewhat misleading as to exactly who was notified.

MR. HANSON responded that the landlord had full knowledge of Sonio's activities within the restaurant since 1993 and even so, allowed the churches to enter the complex. Sonio's is a family-friendly restaurant open Monday through Friday for lunch and dinner until 7:30 p.m., half days on Saturdays until 3:30 p.m. and closed on Sundays. MR. ARETOS stressed that he has always had a beer and wine license and is not interested in anything more. He would just like to continue serving what they served prior to the fire.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 29 – SUP-8757

MINUTES – Continued:

GINA VENGLASS, Public Works, explained to COMMISSIONER DUNNAM that this is the City's opportunity to obtain a commitment for dedicated right-of-way for a possible future right turn lane. DEPUTY CITY ATTORNEY SCOTT noted that the lessee would not have the authority to grant right-of-way he did not own. CHAIRMAN TRUESDELL concurred. MS. VENGLASS responded that when a lessee comes forward with an application, the property owner can grant the dedication.

After brief discussion, COMMISSIONER EVANS pointed out the fact that the applicant has operated a great restaurant for some time without any problems or complaints. He questioned the need to dedicate real property so that the applicant could continue with their business, which is the responsibility of the landlord. CHAIRMAN TRUESDELL agreed but added that when these types of applications come forward, it gives Public Works the opportunity to make the request as with any other development coming forward. He then asked if MR. ZAGER, the landlord, was willing to dedicate the 10 feet of right-of-way. Not being an attorney, MR. ZAGER was unsure of how to respond. MRS. ZAGER pointed out that parking was already a problem in the subject complex and around the Valley View Boulevard and Charleston Boulevard area. Again, MR. ZAGER stressed the fact that they would strongly object to the applicant ultimately getting a future approval to sell hard liquor.

MRS. ZAGER confirmed with the Chairman that she signed the Statement of Financial Interest and is aware of what the applicant was seeking. DEPUTY CITY ATTORNEY SCOTT explained that special use permits conditions are to lessen the impacts of the particular use on the property. In this instance, he did not feel that roadway improvements related to operation of a restaurant service bar. COMMISSIONER TROWBRIDGE concurred, adding that too much emphasis is being placed on the ancillary use of sale of beer and wine. He also concurred with the applicant's request to delete Conditions 7, 8 and 9.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:53 – 10:12)

3-1539

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Restaurant Service Bar use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 29 – SUP-8757

CONDITIONS – Continued:

3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

7. Dedicate an additional 10 feet of right-of-way along Valley View Boulevard beginning at the southern driveway accessing Valley View Boulevard to the intersection of Charleston Boulevard and Valley View Boulevard for a right turn lane and a 25 foot radius at Charleston Boulevard and Valley View Boulevard prior to the issuance of a permit.
8. Grant a Traffic Signal Chord Easement at the northwest corner of Charleston Boulevard and Valley View Boulevard prior to the issuance of a permit.
9. Submit an Encroachment Agreement for parking and private improvements located in the public right-of-way, if any, adjacent to this site prior to the issuance of a permit.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-8879 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
WALT A. WALTERS - Request for a Special Use Permit FOR A HALFWAY HOUSE at 318-320 South First Street (APNs 139-34-210-027, 139-34-210-028), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 11/02/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – DENIED – Motion carried with GOYNES and EVANS voting NO

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EARL WHITE, 318 S. First Street, requested approval to reopen a facility that has been operating as a halfway house for the last 10 years. The subject site is located across the Clark County Detention Center, which could allow for a safer community and provide opportunities for those individuals exiting the system to become productive members of society.

COMMISSIONER STEINMAN questioned if action from the previous City Council meeting had any impact on this item. MARGO WHEELER, Director of Planning and Development, responded that the City Attorney's office indicated that applications that have already been submitted, such as this one, will go forward. However, the action taken at City Council is to not accept future applications for this use.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 30 – SUP-8879

MINUTES – Continued:

MR. WHITE added that the subject facility has already been toured by Neighborhood Services and the Probation Department. The applicant has also been in contact with the Deputy Chief at the Metropolitan Police Department. This is a great location for this type of service for both the community and ex-offenders. A meeting has taken place with COUNCILWOMAN TARKANIAN, who also believed the project is a great idea.

COMMISSIONER STEINMAN commented on high rise development around the subject residential area. MR. WHITE stated that despite a moratorium on this use, all levels of the prison system will continue releasing ex-offenders. While the City will not be licensing halfway houses, ex-offenders will still need housing, structure and rehabilitation. The subject facility can house approximately 80 to 100 ex-offenders with stringent case management, job training and counseling for alcohol abuse.

With respect for MR. WHITE'S comments, COMMISSIONER EVANS felt that this is a difficult situation in that there is no ideal location for halfway houses or transitional living facilities. However, the facilities are needed and the subject location was as appropriate as any site. As high-rise developments are built, the issue may need to be readdressed. In the meantime, he could support the request with a one-year review.

MR. WHITE reported that even with the upcoming facility in Northern Nevada called Casa Grande there is still a need for ex-offenders to be housed at other locations. COMMISSIONER DAVENPORT disagreed with MR. WHITE, as he was informed that COUNCILWOMAN TARKANIAN did not support this project.

MR. WHITE informed COMMISSIONER TROWBRIDGE that this proposed development is a for-profit private business. The male-only residents will not include sex offenders. City staff has toured the facility and will be implementing a chronic inebriant program for appropriate individuals. The facility was a federal halfway house for five years before closing in December 2004. The operators lost the grant to another company. The new company moved the facility to a different location.

COMMISSIONER TROWBRIDGE desired a clearer understanding of the proposed program being offered. MR. WHITE outlined a full staff of BETA certified drug and alcohol counselors, employment counselor, kitchen facility with breakfast and dinner only and several in-house programs for rehabilitation. The Department of Prisons does not release inmates without a 90-day plan and the proposed facility would be where these inmates would be housed. The inmates

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 30 – SUP-8879

MINUTES – Continued:

are expected to pay their own rent, be responsible to complete job training and meet with their probation officer on a regular basis.

MR. WHITE explained that the main reason for closing halfway houses is the absence of programs and lack of rehabilitation structure. Referrals will come from the State Parole and Probation Division. CHAIRMAN TRUESDELL understood the need for transitional housing but questioned the number of individuals allowed within this facility and the location being in the heart of Downtown. So much effort has gone into revitalizing what was considered a blighted area for many years. The proposed facility would be for-profit, so any structure, such as apartments, could be developed. The Chairman pointed out the recently built courthouse and the new jail facility as well as a vibrant street life in the area. Downtown is not an appropriate location for halfway houses.

MR. WHITE stressed that the number of ex-offenders is not decreasing and there will always be a need for rehabilitation in a structured environment. This type of facility will assist them in becoming productive members of society.

COMMISSIONER DAVENPORT commended MR. WHITE on his efforts; however, this type of facility is not appropriate in an area starting to rebuilt. MR. WHITE emphasized his involvement in the revitalization of the Downtown area and his committed to the subject area before many others came forward. However, this group of individuals deserve an opportunity for change as well.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:12 – 10:32)

3-2323

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-8888 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHN BLOOM - OWNER: JOHN J. BLOOM AND VETA BLOOM - Request for a Special Use Permit FOR A PROPOSED GUEST HOUSE/CASITA ON A LOT THAT IS LESS THAN 80 FEET WIDE at 8305 Opal Cove Drive (APN 138-16-215-026), R-PD5 (Residential Planned Development- 5 Units per Acre) Zone, Ward 4 (Brown).

C.C.: 11/02/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/02/2005

NOTE: Commissioner Trowbridge stated he resided within the Notification area. He then clarified for Deputy City Attorney Bryan Scott that he felt where he resided had no bearing on this application, so he would vote on the item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, gave a brief overview of the application. The proposed casita met all Title 19 requirements, with the exception of the minimum lot width of 80 feet. Staff recommended approval based on the irregular lot shape.

JOHN BLOOM, Applicant, 8305 Opal Cove Drive, stated that his father could no longer care for himself. The proposed casita is needed so that he can be with the family and be cared for. Other

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 31 – SUP-8888

MINUTES – Continued:

casitas have been built within their development. The adjacent neighbors and the homeowner's association support the request. He concurred with all conditions.

MR. RANKIN informed COMMISSIONER STEINMAN that staff received one letter of support from a neighbor. MR. BLOOM provided a support letter to MR. RANKIN who noted that the signatures were from residents from the Desert Shores community.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:32 – 10:36)

3-3336/4-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Guest House/Casita use (see "conditions" below).
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-8901 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BOUNCE U OWNER: BROOKHOLLOW LLC - Request for a Special Use Permit FOR A 9,723 SQUARE FOOT INDOOR RECREATIONAL FACILITY at 7340 Smoke Ranch Road, Suite E (APN 138-15-410-020), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

C.C.: 11/02/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions and adding the following condition:

- This application shall be subject to a two-year review by the Planning Commission at a public hearing.
- UNANIMOUS

To be heard by the City Council on 11/02/2005

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARIO SUAREZ, Planning and Development, gave an overview of the application to allow the indoor recreational use within the Brook Hollow Business Park, which is located within the planned business park. Surrounding uses include light business uses. The applicant has agreed to allow a maximum of 100 occupants and the parking requirement is one space for three individuals. A maximum of 33 parking spaces is required and 251 parking spaces are being provided. The floor plan includes two areas to be utilized within the tenant space. Staff recommended approval with conditions relating to hours of operations and no cooking on site. There is also a condition requiring the applicant to meet with the Fire Department to address fire requirements.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 32 – SUP-8901

MINUTES – Continued:

GEORGE GARCIA, 1711 Whitney Mesa Drive, Suite 100, was pleased to meet with the Commission and looked forward to serving nearby Summerlin residents. He concurred with staff's conditions.

BILL THOMAS, President, Silver Service Refreshment Systems, 7340 Smoke Ranch Road, Suite D, commended the Commission for their patience with the Planning meeting as they can be long winded. He then stated the proposed use is located adjacent to his business, although he did not receive notification. He did notice a sign in the window two days later regarding this meeting. There are 17 parking spaces in front of the offices at 7340 Smoke Ranch Road and approximately 200 parking spaces within the center. His wholesale coffee and tea business frequently has delivery trucks in and out of his 18,000 square foot warehouse. The approximate size of the entire office building is 40,000 square feet. He was able to ascertain from the management company that Bounce U specializes in children's parties. MR. THOMAS was concerned with where the parents would park when picking up their children. The 53-foot delivery trucks could be a hazard to those children as they run in and out of the facility.

MR. GARCIA responded that parents bring their children into the subject facility where they are supervised during the event. This use is in similar industrial areas. The events are typically on the weekends and no later than early evenings, so there is no conflict with the businesses. As a result, there is very little demand for parking.

COMMISSIONER EVANS discussed with COMMISSIONER STEINMAN imposing a two-year staff review. MARGO WHEELER, Director of Planning and Development, recommended a review at Planning Commission so that staff would have the opportunity to receive Commission input. CHAIRMAN TRUESDELL concurred and added that the two-year review be a public hearing. At that time, the Commission could terminate the Special Use Permit if there are any issues. DEPUTY CITY ATTORNEY BRYAN SCOTT also added that the item could be brought back before the Commission prior to the two-year review period if there are any issues before then. MR. GARCIA concurred with the added condition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:36 – 10:44)

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 32 – SUP-8901

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
2. Occupancy shall be limited to 100 or less persons at all times.
3. Hours of operation shall be from 9:00 AM to 11:00 PM on Monday – Thursday (private rental only) and from 10:00 AM to 7:00 PM on Friday, Saturday, and Sunday.
4. No cooking may take place on-site.
5. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

6. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

RQR-8789 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD - Required Two Year Review of an approved Special Use Permit (SUP-2758), WHICH ALLOWED A 40 FOOT TALL, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1110 South Rainbow Boulevard (APN 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 11/02/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting; and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting – Motion carried with DAVENPORT and DUNNAM voting NO

NOTE: A motion by DAVENPORT to HOLD IN ABEYANCE Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting and Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting failed with TRUESDELL, GOYNES, EVANS, STEINMAN and TROWBRIDGE voting NO

MINUTES:

There was no discussion.

(6:02 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-8833 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JAMES E. STROH, ARCHITECT, INC. - OWNER: WEST GOWAN, LLC
 - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY 61,732 SQUARE FOOT OFFICE DEVELOPMENT adjacent to the southwest corner of Interstate 215 and Gowan Road (APN 137-12-301-007) , U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions and deleting Condition 12 – UNANIMOUS

To be heard by the City Council on 11/02/2005

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, gave a brief overview of the application. Staff recommended approval with conditions, including a revised site plan reflecting a pedestrian path linking the trail system along the I-215, a roof and gated trash enclosure and a loading zone. In addition, staff was concerned about the elevations not being in conformance with the Lone Mountain West Master Plan and has requested revised elevations to reflect some of the features that are part of that Plan. MR. RANKIN added that the proposed development does not meet the required open space for a commercial project, so staff added a condition requiring additional pedestrian space on site.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 34 – SDR-8833

MINUTES – Continued:

JIM STROH, JSA Architect, 1955 Pama Lane, appeared on behalf of the owner and expressed appreciation for staff's recommendation of approval. He believed Condition 12 should be deleted, as it applied to residential and not commercial development. The applicant fully intends to screen all mechanical equipment. The proposed building will have air conditioning units on the flat roof.

Regarding the Lone Mountain West Master Plan, he agreed with staff that the Plan is not clear as to what is required or suggested for this type of commercial buildings, resulting in Condition 9. The development will be a high-end office building directly abutting the 215 Beltway. The goal was to orient the building as far away as possible from the residential developments to the north, west and south. He requested approval with the deletion of Conditions 9 and 12.

MR. RANKIN stated even though the Plan depicts samples of residential features, there are other projects/developments within this Plan that staff has imposed a requirement for either Southwestern or Mediterranean style architectural features to continue the Master Planned area theme. MR. STROH rebutted that there are other buildings within this Plan approved without this requirement. MR. RANKIN indicated he was not aware of such buildings. MR. STROH added that the proposed development was an appropriate Southwestern style and compatible with the neighborhood.

MARGO WHEELER, Director of Planning and Development, recommended that Condition 9 remain as is but concurred with deleting Condition 12.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:44 – 10:50)

4-278

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
2. All development shall be in conformance with the site plan and building elevations, date stamped 09/14/05, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 34 – SDR-8833

CONDITIONS – Continued:

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect a pedestrian access from the street to the building, a roofed and gated trash enclosure, 0.32 acres of open space to include access to the I-215 Beltway trail, the beltway trail, and a loading zone.
4. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the east property line.
5. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the street and the west and south property lines and the additional open space. The parking lot shall be screened pursuant to Title 19.08.045 (E)(2).
6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
7. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
9. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to comply with “Appendix A: Architectural Styles” standards of the Lone Mountain West Master Plan.
10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 34 – SDR-8833

CONDITIONS – Continued:

12. Air conditioning units shall not be mounted on rooftops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
16. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

19. Dedicate 40 feet of right-of-way that transitions to 30 feet of right-of-way, including a circular cul-de-sac terminus, adjacent to this site for Gowan Road prior to the issuance of any permits.
20. Construct all incomplete half-street improvements on Gowan Road adjacent to this site concurrent with development of this site.
21. Prior to the issuance of any permits for this site, provide an update to the Master Traffic Impact Analysis to the Lone Mountain West Master Development Plan.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 34 – SDR-8833

CONDITIONS – Continued:

22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
23. Site development to comply with all applicable conditions of approval for Z-58-00 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-8885 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JRJ INVESTMENTS, INC. - Request for a Site Development Plan Review FOR A PROPOSED 25,665 SQUARE FOOT EXPANSION OF AN EXISTING CAR DEALERSHIP AND WAIVERS OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on 7.81 acres at 6900 West Sahara Avenue (APN 163-03-806-010), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

C.C. 11/02/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions and amending the following condition:

18. Submit an Encroachment Agreement for all landscaping and associated appurtenances located in the public right-of-way adjacent to this site prior to the issuance of any permits.

– UNANIMOUS

To be heard by the City Council on 11/02/2005

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, stated that the applicant has revised the Site Plan to include 42 employee parking spaces on the rooftop and a 924 square foot detail building located at the southwest end of the service shop. Although not part of the original Site Plan, a drive ramp will be included and one mechanical room has been relocated to the northwestern

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005
Planning and Development Department
Item 35 – SDR-8885

MINUTES – Continued:

side of the building. MR. RANKIN pointed out that staff has been working with Public Works regarding amending one of the conditions.

PATRICK CASTELLANO, Welles Pugsley Architects, 2480 E. Tompkins Avenue, Ste. 222, stated that the application was approved in June 2005. However, the drawings had to be reviewed by BMW America for approval who found the parking to be deficient. As a result, the additional parking was placed on the rooftop. He concurred with staff's conditions.

MR. RANKIN clarified that the plan depicted three concrete parking spaces extended into the landscaping area, but the applicant has agreed to remove these three spaces. MR. CASTELLANO explained that those parking spaces will be replaced with landscaping, and he confirmed that there will be no vehicles displayed in this area. The Chairman suggested not accepting auto dealership applications that depict encroachment into these areas.

GINA VENGLASS, Public Works, stated that Condition 18 needed to be revised, and she read the amendment into the record. MR. CASTELLANO concurred with the amendment.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:50 – 10:56)

4-481

CONDITIONS:

Planning and Development

1. Waivers of the foundation and parking lot landscaping shall be granted.
2. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-39-94 and all other subsequent site-related actions.
3. All signage shall be in compliance of Title 19.14.
4. All development shall be in conformance with the site plan and building elevations and the landscape plan date stamped 08/23/05, except as amended by conditions herein.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 35 – SDR-8885

CONDITIONS – Continued:

6. All City Code requirements and design standards of all City departments must be satisfied.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the removal of the three concrete display areas located at the southeast corner of the site and an additional seven trees to be planted along Sahara Avenue and Rainbow Boulevard at 20 feet on center.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, to exceed the minimum required number of trees along the north property line and no parking on Via Olivera.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

PLANNING COMMISSION MEETING OF OCTOBER 6, 2005

Planning and Development Department

Item 35 – SDR-8885

CONDITIONS – Continued:

15. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
16. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

Public Works

17. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
18. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
19. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - TXT-8759 - TEXT AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend
Title 19.04.040 Conditional Uses, 19.08.040 Residential District Development Standards and
19.20 Definitions in regards to accessory structures.

STAFF IS REQUESTING THIS ITEM BE HELD IN ABEYANCE TO THE 11/03/05 PC

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting; and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting – Motion carried with DAVENPORT and DUNNAM voting NO

NOTE: A motion by DAVENPORT to HOLD IN ABEYANCE Item 33 [RQR-8789] to the 10/20/2005 Planning Commission Meeting and Item 17 [GPA-8892], Item 18 [ZON-8893], Item 19 [SUP-8895], Item 20 [SUP-8897], Item 21 [SDR-8894], Item 22 [VAC-8898], Item 27 [SUP-7649], Item 28 [SDR-7647] and Item 36 [TXT-8759] to the 11/03/2005 Planning Commission Meeting failed with TRUESDELL, GOYNES, EVANS, STEINMAN and TROWBRIDGE voting NO

MINUTES:

There was no discussion.

(6:02 – 6:11)



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: OCTOBER 6, 2005

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

None.

(10:56)

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MEETING ADJOURNED AT 10:56 P.M.

Respectfully submitted:

VICKY DARLING, ASSISTANT DEPUTY CITY CLERK

ANGELA CROLLI, DEPUTY CITY CLERK